

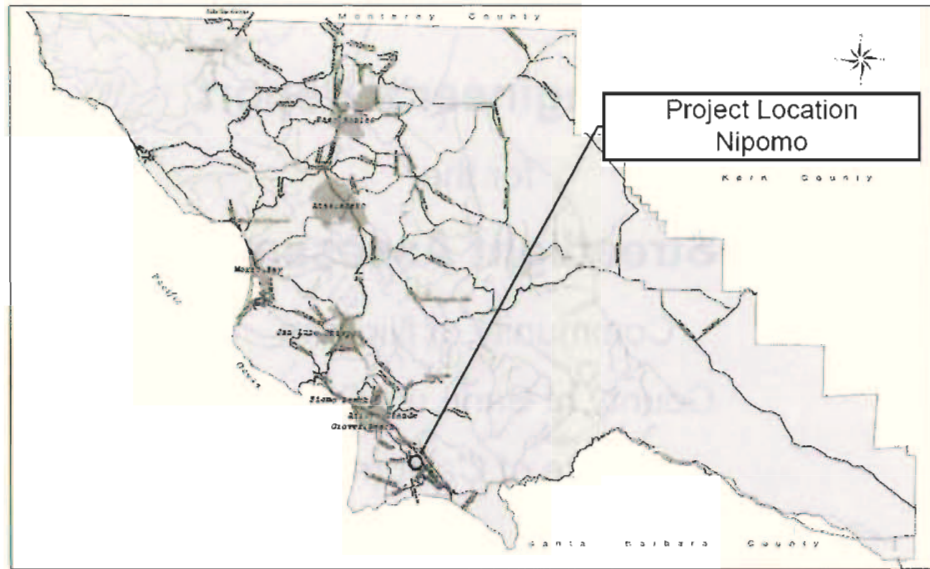
Final Engineer's Report
for the
Tract 1747 Streetlight Assessment District
Community of Nipomo
County of San Luis Obispo
State of California

August 2013

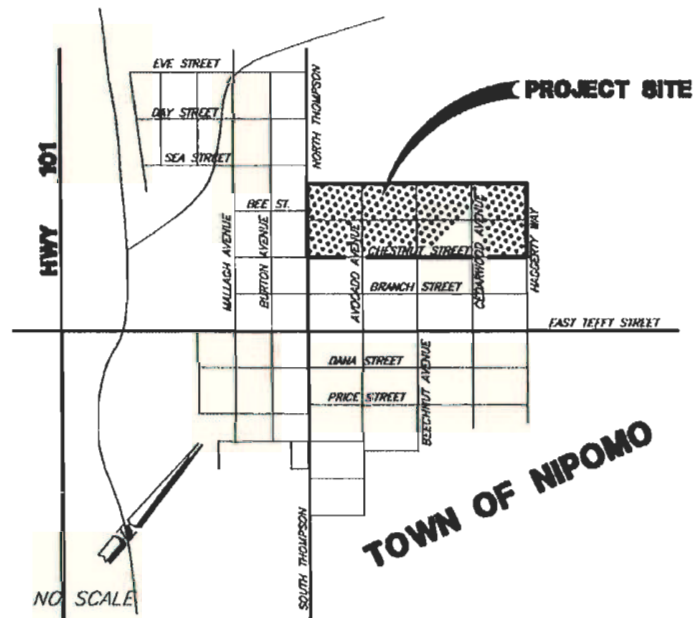
Prepared by:
County of San Luis Obispo Department of Public Works
David J. Flynn, PE, Deputy Director of Public Works



PROJECT VICINITY MAP
TRACT 1747 STREETLIGHT ASSESSMENT DISTRICT
SAN LUIS OBISPO COUNTY, STATE OF CALIFORNIA



Project Location Map
 -no scale-



Project Vicinity Map
 -no scale-

CERTIFICATES
TRACT 1747 STREETLIGHT ASSESSMENT DISTRICT
SAN LUIS OBISPO COUNTY, STATE OF CALIFORNIA

1. I, the Clerk of the Board of Supervisors of the County of San Luis Obispo, hereby certify that the Special Assessment and Assessment Roll in this Engineer's Report, in the amounts set forth in each, with the Assessment Diagram attached, was filed with me on _____, 20____.

Clerk of the Board of Supervisors

2. I have directed the preparation of this Engineer's Report and do hereby certify that the amounts set forth in Column (2) of Table 1, hereof entitled "Special Assessment" and the individual amounts in Column (6) of Table 2, of the Assessment Roll herein, have been computed under my direction in accordance with the order of the Board of Supervisors, adopted on _____, 20____.

David J. Flynn, PE
Assessment Engineer of Work

3. I, the Clerk of the Board of Supervisors of the County of San Luis Obispo, hereby certify that the Special Assessment in this Engineer's Report, in the amounts set forth in Column (2) of Table 1 was approved and confirmed by the Board of Supervisors on _____, 20____.

Clerk of the Board of Supervisors

4. I, the Director of Public Works acting as the Road Commissioner for the County of San Luis Obispo, hereby certify that the Special Assessment in this Engineer's Report, in the amounts set forth in Column (2) of Table 1 was approved and confirmed by the Board of Supervisors on _____, 20____, by Resolution No. _____.

Paavo Ogren
Director of Public Works

ENGINEER'S REPORT
TRACT 1747 STREETLIGHT ASSESSMENT DISTRICT
SAN LUIS OBISPO COUNTY, STATE OF CALIFORNIA

PURSUANT TO THE PROVISIONS OF DIVISION 12 OF THE
STREETS AND HIGHWAYS CODE

Pursuant to the provisions of the "Landscaping and Lighting Act of 1972" (being Part 2 of Division 15 of the California Streets and Highways Code), applicable provisions of "Proposition 218" (being Article XIII D of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law"), in connection with the proceedings for the TRACT 1747 STREETLIGHT ASSESSMENT DISTRICT (hereinafter referred to as "District"), David J. Flynn, PE, Deputy Director of Public Works, as Assessment Engineer to the County of San Luis Obispo for these proceedings, submits herewith this report for the District as required by California Streets and Highways Code Section 22565.

Pursuant to the provision of the "Landscaping and Lighting Act of 1972" (Act), and in accordance with the Resolution of Intention, being Resolution No. 2013-141, passed and adopted on June 18, 2013 by the Board of Supervisors of the County of San Luis Obispo, David J. Flynn, PE, Deputy Director of Public Works, submits herewith the Report for San Luis Obispo County TRACT 1747 STREETLIGHT ASSESSMENT DISTRICT, consisting of seven parts as follows:

PART I

The **Special Assessment** of the total amount of the costs and expenses of the proposed improvements upon the subdivision of land within the District, in proportion to the estimated special benefits to be received by each parcel, respectively, from said improvements, is set forth upon the assessment roll filed herewith and made a part hereof.

The **Assessment Roll** also include the Assessor APN for each parcel which is the Assessor's Parcel Number corresponding to each property within the District as recorded in the Assessor's Office, County San Luis Obispo.

PART II

Record Plans and Specifications of the improvements were prepared by Engineering Development Associates which are filed herewith and are made part hereof. These record documents are on file in the Office of the Department of Public Works, County of San Luis Obispo.

PART III

A general **Project Description** of the proposed improvements is attached hereto and made a part hereof.

PART IV

An **Estimate of the Cost** of the proposed operation and maintenance of the streetlights is attached hereto and is made a part hereof.

PART V

The **Assessment Diagram** showing the exterior boundaries of the District, and each parcel of land within the District is attached hereto and is made a part hereof. The location of the properties corresponding to the Assessment Numbers shown on the attached assessment roll can be found on the Assessment Diagram.

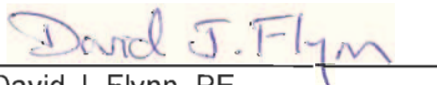
PART VI

A description of the **Method of Assessing Costs** to the parcels of the District along with a list of parcels in the District and the assessments made against those parcels (see Part 1) along with the method of apportioning assessment for final map recordation is attached hereto and made a part hereof.

PART VII

A description of the **Capital Facilities Costs** and a statement regarding **Special Benefit** is attached hereto and made a part hereof. All benefits assessed are either of special or general benefit to the parcels.

Dated this 21st day of August, 2013.



David J. Flynn, PE
Assessment Engineer of Work

PART I

Special Assessment

Assessment Roll

SPECIAL ASSESSMENT
TRACT 1747 STREETLIGHT ASSESSMENT DISTRICT
SAN LUIS OBISPO COUNTY, STATE OF CALIFORNIA

WHEREAS, on June 18, 2013 the Board of Supervisors of the County of San Luis Obispo, California, pursuant to the provisions of the "Landscaping and Lighting Act of 1972", adopted its Resolution of Intention No. 2013-141 for the acquisition, operation and maintenance of the public improvements more particularly therein described;

WHEREAS, improvements constructed with Tract 1747 included public roads; private and public drainage facilities; utilities; and streetlights and these improvements were accepted as complete by the Public Works Department on June 1, 2009; and

WHEREAS, financial obligations for the ongoing operation and maintenance of these improvements were accounted for by the respective agencies including the streetlights which were energized by Pacific Gas & Electric in an agreement with the developer; and

WHEREAS, on or about December 9, 2009 the developer defaulted on their agreement with Pacific Gas and Electric to have streetlights remain operational; and

WHEREAS, establishing an assessment district is one option available to the residents of Tract 1747 to provide funding to assure adequate long term operation and maintenance of the existing streetlights; and

WHEREAS, a preliminary poll conducted by the County on October 11, 2011 established that 81.8% of those Tract 1747 property owners who responded to the survey were in support of a tax roll assessment to continue operation of the street lights; and

WHEREAS, on October 16, 2012 the County Board of Supervisors adopted Resolution 2012-256, a resolution of application to approve initiation of proceedings for the amendment of the sphere of influence and annexation of Tract 1747 into the Nipomo Lighting District; and

WHEREAS, on March 21, 2013 the Local Agency Formation Commission (LAFCO) adopted resolution to approve the annexation to the Nipomo Lighting District with the condition that Prior to filing the Certificate of Completion with the County Clerk, the County of San Luis Obispo shall complete a successful Proposition 218 process for funding the operation and maintenance of the streetlights; and

WHEREAS, said Resolution of Intention directed the undersigned to make and file a report presenting a general description of any works and appliances already installed and any other property necessary or convenient for the construction, estimate of costs, maps and descriptions of lands and easements to be acquired, and diagram and assessment of and upon the subdivisions of lands within the District, to which Resolution and the description of said proposed improvements therein contained reference is hereby made for further particulars; and

NOW, THEREFORE, the undersigned by virtue of the power vested in me under said Act and the order of the Board of Supervisors, hereby make the following assessment to cover the portion of the estimated cost of said acquisitions, work and improvements and the expenses incidental thereof be paid by the District.

The amount to be paid for said acquisitions, work and improvements and the expenses incidental thereto, is generally as shown in Table 1.

Table 1: Summary of Cost Estimate

	(1) As Preliminarily Approved	(2) As Confirmed and Recorded	(3) As Modified After Recordation
Annual Maintenance and Operation Costs	\$7,815.30	\$7,815.30	
Annual Cost to parcel owner ¹	\$51.76 first year	\$51.76 first year	
Annual Adjustment	Lesser of three percent (3%) or the Consumer Price Index (CPI)	Lesser of three percent (3%) or the Consumer Price Index (CPI)	

¹ Includes cost of operation, maintenance and administration; but excludes Tax Assessor's annual service charge.

And I do hereby assess and apportion said portion of said total amount of the cost and expenses of said maintenance upon the several lots, pieces or parcels of lots or subdivisions of land liable therefore and benefited thereby, and hereinafter number to correspond with the number upon the attached Assessment Diagram, Figure 2, upon each, severally and respectively, form the acquisitions and improvements, and more particularly set forth in the list attached and by reference made a part thereof.

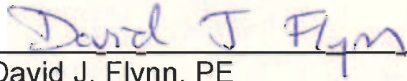
The total principal sum of all unpaid special assessment and special assessments required to be levied under any completed or pending proceedings along with the total value, as shown on the 2013-2014 equalized assessment roll, of the parcels of land and improvements are included in this Report.

An Assessment Diagram is hereto attached as Figure 2 showing the District and also the boundaries and dimensions of the respective subdivisions of land within said District as the same existed at the time of passage of said resolution, each of which subdivisions having been given a separate number upon said diagram.

Said assessment is made upon each parcel within said District in proportion to the estimated special benefits to be received by said parcel, respectively, from said improvement. The diagram and assessment numbers appearing herein are the diagram numbers appearing on said diagram, to which reference is hereby made for a more particular description of said property. The total of said assessments and all other unpaid assessments do not exceed one-half of the total value of the parcels to be assessed.

Each parcel assessed is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of San Luis Obispo for the fiscal year 2013-2014 and includes all of such parcel excepting those portions thereof within existing public rights-of-way which have been acquired for public road purposes. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of said County.

Dated this 21st day of August, 2013.

A handwritten signature in blue ink that reads "David J. Flynn". The signature is written in a cursive style and is positioned above a horizontal line.

David J. Flynn, PE
Assessment Engineer of Work

ASSESSMENT ROLL
TRACT 1747 STREETLIGHT ASSESSMENT DISTRICT
SAN LUIS OBISPO COUNTY, STATE OF CALIFORNIA

Table 2: Tract 1747-Carriage Homes Assessment Roll

(1) No	(2) APN	(3) Situs	(4) Street	(5) Legal Description	(6) Assessment Amount as Preliminarily Approved	(7) Assessment Amount as Changed or Modified
1	090-072-005	00000	THOMPSON AV	TR 1747-1 LT 109	\$0.00	
2	090-078-001	00105	LEAF ST	TR 1747-1 LT 1	\$51.76	
3	090-078-002	00115	LEAF ST	TR 1747-1 LT 2	\$51.76	
4	090-078-003	00125	LEAF ST	TR 1747-1 LT 3	\$51.76	
5	090-078-004	00135	LEAF ST	TR 1747-1 LT 4	\$51.76	
6	090-078-005	00145	LEAF ST	TR 1747-1 LT 5	\$51.76	
7	090-078-006	00155	LEAF ST	TR 1747-1 LT 6	\$51.76	
8	090-078-007	00165	LEAF ST	TR 1747-1 LT 7	\$51.76	
9	090-078-008	00175	LEAF ST	TR 1747-1 LT 8	\$51.76	
10	090-078-009	00185	LEAF ST	TR 1747-1 LT 9	\$51.76	
11	090-078-010	00193	LEAF ST	TR 1747-1 LT 10	\$51.76	
12	090-078-011	00197	LEAF ST	TR 1747-1 LT 11	\$51.76	
13	090-078-012	00180	LEAF ST	TR 1747-1 LT 101	\$51.76	
14	090-078-013	00170	LEAF ST	TR 1747-1 LT 102	\$51.76	
15	090-078-014	00160	LEAF ST	TR 1747-1 LT 103	\$51.76	
16	090-078-015	00150	LEAF ST	TR 1747-1 LT 104	\$51.76	
17	090-078-016	00140	LEAF ST	TR 1747-1 LT 105	\$51.76	
18	090-078-017	00130	LEAF ST	TR 1747-1 LT 106	\$51.76	
19	090-078-018	00120	LEAF ST	TR 1747-1 LT 107	\$51.76	
20	090-078-019	00110	LEAF ST	TR 1747-1 LT 108	\$51.76	
21	090-078-022	00105	E CHESTNUT ST	TR 1747-2 LT 110	\$51.76	
22	090-078-023	00115	E CHESTNUT ST	TR 1747-2 LT 111	\$51.76	
23	090-078-024	00125	E CHESTNUT ST	TR 1747-2 LT 112	\$51.76	
24	090-078-025	00135	E CHESTNUT ST	TR 1747-2 LT 113	\$51.76	
25	090-078-026	00145	E CHESTNUT ST	TR 1747-2 LT 114	\$51.76	
26	090-078-027	00155	E CHESTNUT ST	TR 1747-2 LT 115	\$51.76	
27	090-078-028	00160	AVOCADO CT	TR 1747-2 LT 116	\$51.76	
28	090-078-029	00150	AVOCADO CT	TR 1747-2 LT 117	\$51.76	
29	090-078-030	00140	AVOCADO CT	TR 1747-2 LT 118	\$51.76	
30	090-078-031	00130	AVOCADO CT	TR 1747-2 LT 119	\$51.76	
31	090-078-032	00120	AVOCADO CT	TR 1747-2 LT 120	\$51.76	
32	090-078-033	00110	AVOCADO CT	TR 1747-2 LT 121	\$51.76	
33	090-078-034	00125	AVOCADO CT	TR 1747-2 LT 122	\$51.76	
34	090-078-035	00135	AVOCADO CT	TR 1747-2 LT 123	\$51.76	
35	090-078-036	00145	AVOCADO CT	TR 1747-2 LT 124	\$51.76	
36	090-078-037	00155	AVOCADO CT	TR 1747-2 LT 125	\$51.76	
37	090-078-038	00165	AVOCADO CT	TR 1747-2 LT 126	\$51.76	
38	090-078-039	00175	AVOCADO CT	TR 1747-2 LT 127	\$51.76	
39	090-078-040	00185	N AVOCADO AV	TR 1747-2 LT 128	\$51.76	
40	090-078-041	00191	N AVOCADO AV	TR 1747-2 LT 129	\$51.76	
41	090-078-042	00195	N AVOCADO AV	TR 1747-2 LT 130	\$51.76	

(1) No	(2) APN	(3) Situa	(4) Street	(5) Legal Description	(6) Assessment Amount as Preliminarily Approved	(7) Assessment Amount as Changed or Modified
42	090-078-043	00175	E CHESTNUT ST	TR 1747-2 LT 131	\$51.76	
43	090-078-044	00185	E CHESTNUT ST	TR 1747-2 LT 132	\$51.76	
44	090-078-045	00209	ASH AV	TR 1747-2 LT 133	\$51.76	
45	090-078-046	00215	ASH AV	TR 1747-2 LT 134	\$51.76	
46	090-078-047	00221	ASH AV	TR 1747-2 LT 135	\$51.76	
47	090-078-048	00227	ASH AV	TR 1747-2 LT 136	\$51.76	
48	090-078-049	00233	ASH AV	TR 1747-2 LT 137	\$51.76	
49	090-078-050	00239	ASH AV	TR 1747-2 LT 138	\$51.76	
50	090-078-051	00245	ASH AV	TR 1747-2 LT 139	\$51.76	
51	090-078-052	00251	ASH AV	TR 1747-2 LT 140	\$51.76	
52	090-078-053	00257	ASH AV	TR 1747-2 LT 141	\$51.76	
53	090-078-054	00266	ASH AV	TR 1747-2 LT 142	\$51.76	
54	090-078-055	00260	ASH AV	TR 1747-2 LT 143	\$51.76	
55	090-078-056	00254	ASH AV	TR 1747-2 LT 144	\$51.76	
56	090-078-057	00248	ASH AV	TR 1747-2 LT 145	\$51.76	
57	090-078-058	00242	ASH AV	TR 1747-2 LT 146	\$51.76	
58	090-078-059	00236	ASH AV	TR 1747-2 LT 147	\$51.76	
59	090-078-060	00230	ASH AV	TR 1747-2 LT 148	\$51.76	
60	090-078-061	00224	ASH AV	TR 1747-2 LT 149	\$51.76	
61	090-078-062	00220	ASH AV	TR 1747-2 LT 150	\$51.76	
62	090-078-063	00218	ASH AV	TR 1747-2 LT 151	\$51.76	
63	090-078-064	00214	ASH AV	TR 1747-2 LT 152	\$51.76	
64	090-079-001	00207	CORNUTA WY	TR 1747-1 LT 12	\$51.76	
65	090-079-002	00213	CORNUTA WY	TR 1747-1 LT 13	\$51.76	
66	090-079-003	00221	CORNUTA WY	TR 1747-1 LT 14	\$51.76	
67	090-079-004	00229	CORNUTA WY	TR 1747-1 LT 15	\$51.76	
68	090-079-005	00235	CORNUTA WY	TR 1747-1 LT 16	\$51.76	
69	090-079-006	00241	CORNUTA WY	TR 1747-1 LT 17	\$51.76	
70	090-079-007	00249	CORNUTA WY	TR 1747-1 LT 18	\$51.76	
71	090-079-008	00255	CORNUTA WY	TR 1747-1 LT 19	\$51.76	
72	090-079-009	00263	CORNUTA WY	TR 1747-1 LT 20	\$51.76	
73	090-079-010	00271	CORNUTA WY	TR 1747-1 LT 21	\$51.76	
74	090-079-011	00277	CORNUTA WY	TR 1747-1 LT 22	\$51.76	
75	090-079-012	00285	CORNUTA WY	TR 1747-1 LT 23	\$51.76	
76	090-079-013	00293	CORNUTA WY	TR 1747-1 LT 24	\$51.76	
77	090-079-014	00290	N CEDARWOOD AV	TR 1747-1 LT 25	\$51.76	
78	090-079-015	00284	N CEDARWOOD AV	TR 1747-1 LT 26	\$51.76	
79	090-079-016	00278	N CEDARWOOD AV	TR 1747-1 LT 27	\$51.76	
80	090-079-017	00272	N CEDARWOOD AV	TR 1747-1 LT 28	\$51.76	
81	090-079-018	00266	N CEDARWOOD AV	TR 1747-1 LT 29	\$51.76	
82	090-079-019	00260	N CEDARWOOD AV	TR 1747-1 LT 30	\$51.76	
83	090-079-020	00254	N CEDARWOOD AV	TR 1747-1 LT 31	\$51.76	
84	090-079-021	00248	N CEDARWOOD AV	TR 1747-1 LT 32	\$51.76	
85	090-079-022	00242	N CEDARWOOD AV	TR 1747-1 LT 33	\$51.76	
86	090-079-023	00236	N CEDARWOOD AV	TR 1747-1 LT 34	\$51.76	
87	090-079-024	00230	N CEDARWOOD AV	TR 1747-1 LT 35	\$51.76	
88	090-079-025	00224	N CEDARWOOD AV	TR 1747-1 LT 36	\$51.76	
89	090-079-026	00218	N CEDARWOOD AV	TR 1747-1 LT 37	\$51.76	
90	090-079-027	00212	N CEDARWOOD AV	TR 1747-1 LT 38	\$51.76	

(1) No	(2) APN	(3) Situs	(4) Street	(5) Legal Description	(6) Assessment Amount as Preliminarily Approved	(7) Assessment Amount as Changed or Modified
91	090-079-028	00285	E CHESTNUT ST	TR 1747-1 LT 39	\$51.76	
92	090-079-029	00275	E CHESTNUT ST	TR 1747-1 LT 40	\$51.76	
93	090-079-030	00265	E CHESTNUT ST	TR 1747-1 LT 41	\$51.76	
94	090-079-031	00255	E CHESTNUT ST	TR 1747-1 LT 42	\$51.76	
95	090-079-033	00235	E CHESTNUT ST	TR 1747-1 LT 44	\$51.76	
96	090-079-034	00225	E CHESTNUT ST	TR 1747-1 LT 45	\$51.76	
97	090-079-035	00215	E CHESTNUT ST	TR 1747-1 LT 46	\$51.76	
98	090-079-036	00210	DAHLIA ST	TR 1747-1 LT 47	\$51.76	
99	090-079-037	00220	DAHLIA ST	TR 1747-1 LT 48	\$51.76	
100	090-079-038	00230	DAHLIA ST	TR 1747-1 LT 49	\$51.76	
101	090-079-039 090-079-092	00240	DAHLIA ST	TR 1747-1 LT 50 TR 1747-1 PTN LT 43	\$51.76	
102	090-079-040	00250	DAHLIA ST	TR 1747-1 LT 51	\$51.76	
103	090-079-041	00260	DAHLIA ST	TR 1747-1 LT 52	\$51.76	
104	090-079-042	00270	DAHLIA ST	TR 1747-1 LT 53	\$51.76	
105	090-079-043	00280	DAHLIA ST	TR 1747-1 LT 54	\$51.76	
106	090-079-044	00255	DAHLIA ST	TR 1747-1 LT 55	\$51.76	
107	090-079-045	00265	DAHLIA ST	TR 1747-1 LT 56	\$51.76	
108	090-079-046	00275	DAHLIA ST	TR 1747-1 LT 57	\$51.76	
109	090-079-047	00285	DAHLIA ST	TR 1747-1 LT 58	\$51.76	
110	090-079-048	00249	N CEDARWOOD AV	TR 1747-1 LT 59	\$51.76	
111	090-079-049	00255	N CEDARWOOD AV	TR 1747-1 LT 60	\$51.76	
112	090-079-050	00261	N CEDARWOOD AV	TR 1747-1 LT 61	\$51.76	
113	090-079-051	00265	N CEDARWOOD AV	TR 1747-1 LT 62	\$51.76	
114	090-079-052	00275	N CEDARWOOD AV	TR 1747-1 LT 63	\$51.76	
115	090-079-053	00283	N CEDARWOOD AV	TR 1747-1 LT 64	\$51.76	
116	090-079-054	00274	CORNUTA WY	TR 1747-1 LT 65	\$51.76	
117	090-079-055	00270	CORNUTA WY	TR 1747-1 LT 66	\$51.76	
118	090-079-056	00260	CORNUTA WY	TR 1747-1 LT 67	\$51.76	
119	090-079-057	00288	NANDINA LN	TR 1747-1 LT 68	\$51.76	
120	090-079-058	00282	NANDINA LN	TR 1747-1 LT 69	\$51.76	
121	090-079-059	00272	NANDINA LN	TR 1747-1 LT 70	\$51.76	
122	090-079-060	00256	NANDINA LN	TR 1747-1 LT 71	\$51.76	
123	090-079-061	00245	NANDINA LN	TR 1747-1 LT 72	\$51.76	
124	090-079-062	00251	NANDINA LN	TR 1747-1 LT 73	\$51.76	
125	090-079-063	00267	NANDINA WY	TR 1747-1 LT 74	\$51.76	
126	090-079-064	00277	NANDINA LN	TR 1747-1 LT 75	\$51.76	
127	090-079-065	00285	NANDINA LN	TR 1747-1 LT 76	\$51.76	
128	090-079-066	00289	NANDINA LN	TR 1747-1 LT 77	\$51.76	
129	090-079-067	00234	CORNUTA WY	TR 1747-1 LT 78	\$51.76	
130	090-079-068	00230	CORNUTA WY	TR 1747-1 LT 79	\$51.76	
131	090-079-069	00226	CORNUTA WY	TR 1747-1 LT 80	\$51.76	
132	090-079-070	00220	CORNUTA WY	TR 1747-1 LT 81	\$51.76	
133	090-079-071	00286	N BEECHNUT AV	TR 1747-1 LT 82	\$51.76	
134	090-079-072	00280	N BEECHNUT AV	TR 1747-1 LT 83	\$51.76	
135	090-079-073	00272	N BEECHNUT AV	TR 1747-1 LT 84	\$51.76	
136	090-079-074	00260	N BEECHNUT AV	TR 1747-1 LT 85	\$51.76	
137	090-079-075	00246	N BEECHNUT AV	TR 1747-1 LT 86	\$51.76	
138	090-079-076	00240	N BEECHNUT AV	TR 1747-1 LT 87	\$51.76	

(1) No	(2) APN	(3) Situs	(4) Street	(5) Legal Description	(6) Assessment Amount as Preliminarily Approved	(7) Assessment Amount as Changed or Modified
139	090-079-077	00199	E CHESTNUT ST	TR 1747-1 LT 88	\$51.76	
140	090-079-078	00195	E CHESTNUT ST	TR 1747-1 LT 89	\$51.76	
141	090-079-079	00215	N BEECHNUT AV	TR 1747-1 LT 90	\$51.76	
142	090-079-080	00221	N BEECHNUT AV	TR 1747-1 LT 91	\$51.76	
143	090-079-081	00237	N BEECHNUT AV	TR 1747-1 LT 92	\$51.76	
144	090-079-082	00241	N BEECHNUT AV	TR 1747-1 LT 93	\$51.76	
145	090-079-083	00251	N BEECHNUT AV	TR 1747-1 LT 94	\$51.76	
146	090-079-084	00267	N BEECHNUT AV	TR 1747-1 LT 95	\$51.76	
147	090-079-085	00277	N BEECHNUT AV	TR 1747-1 LT 96	\$51.76	
148	090-079-086	00285	N BEECHNUT AV	TR 1747-1 LT 97	\$51.76	
149	090-079-087	00289	N BEECHNUT AV	TR 1747-1 LT 98	\$51.76	
150	090-079-088	00291	N BEECHNUT AV	TR 1747-1 LT 99	\$51.76	
151	090-079-089	00297	N BEECHNUT AV	TR 1747-1 LT 100	\$51.76	
152	090-079-091	00245	E CHESTNUT ST	TR 1747-1 PTN LT 43	\$51.76	

\$7,815.30

PART II

Record Plans and Specifications

RECORD PLANS AND SPECIFICATIONS
TRACT 1747 STREETLIGHT ASSESSMENT DISTRICT
SAN LUIS OBISPO COUNTY, STATE OF CALIFORNIA

Reference is hereby made to the Record Plans and Specifications for said assessment proceedings consisting of drawings, specifications and calculations for Tract No. 1747, a subdivision of property within said County, which are on file with the Department of Public Works; said materials being too bulky to be bound with this Engineer's Report. These plans and specifications are available for public inspection during normal business hours.

PART III

Project Description

PROJECT DESCRIPTION
TRACT 1747 STREETLIGHT ASSESSMENT DISTRICT
SAN LUIS OBISPO COUNTY, STATE OF CALIFORNIA

The project to be funded by the proposed assessment is the ongoing operation and maintenance costs associated with sixteen existing streetlights located on county maintained right-of-way within Tract 1747. The assessment work includes, but is not limited to, supplying electrical energy; replacing bulbs, ballasts, igniters and glassware; providing other maintenance to lighting fixtures and poles; and administration of said work.

Figure 1 below provides the approximate location of the seventeen streetlights that were installed with the Tract 1747 subdivision improvements (#404 - #420); and the five existing streetlights that either remained in place or were reset as part of the subdivision work (#9 - #10 on Thompson Avenue and #53 - #55 on Chestnut Street).

Figure 1: Streetlight Locations and Pole Numbers



Of the seventeen streetlights that were installed with Tract 1747 one (#407), located at the intersection of Thompson Avenue at Leaf Street, was placed within the existing Nipomo Lighting District. This streetlight provides a general benefit and will be accepted into the Nipomo Lighting District. Because the remaining sixteen streetlights are located within Tract 1747 and provide a special benefit an assessment district may be established to fund their ongoing operation and maintenance.

Services to be provided with an assessment district will consist of ongoing operation, maintenance and administration associated with the sixteen Special Benefit (S) streetlights as identified in Table 3, below. The poles, standards, wiring and other related appurtenances have been installed and are fully operational.

Table 3: Existing Streetlights

No.	Pole No.	Street	Benefit
1	9	Thompson Ave	N/P
2	10	Thompson Ave	N/P
3	407	Thompson Ave	G
4	53	Chestnut St	N/P
5	54	Chestnut St	N/P
6	55	Chestnut St	N/P
7	408	Leaf St	S
8	409	Leaf St	S
9	417	Avocado Ct	S
10	418	Avocado Ct	S
11	419	Ash Ave	S

G = General Benefit (1)

S = Special Benefit (16)

N/P = Not a Part (5)

No.	Pole No.	Street	Benefit
12	420	Ash Ave	S
13	410	N. Beechnut Ave	S
14	411	N. Beechnut Ave	S
15	412	N. Beechnut Ave	S
16	415	Nandina Ln	S
17	416	Nandina Ln	S
18	405	N. Cedarwood Ave	S
19	404	Danlia St	S
20	406	Comuta Wy	S
21	413	Comuta Wy	S
22	414	Comuta Wy	S

PART IV

Estimate of the Cost

ESTIMATED COSTS

TRACT 1747 STREETLIGHT ASSESSMENT DISTRICT
SAN LUIS OBISPO COUNTY, STATE OF CALIFORNIA

Table 4: Estimated Costs for Special Benefit Streetlight Operation and Maintenance

\$3.99 - Energy cost per month per streetlight (PG&E LS-2)

1 - Repayment (years)

16 - Total Number of Assessed Streetlights

151 - Total Number of Residential Lots (excludes Open Space Lot 109)

Item	Quantity	Unit	Cost/Unit	Current cost / Unit	Useful Life (Years)	Average Cost per year
Street Light Energy Cost for 70-W H.P. Na (per year)	16	ea	\$47.88	\$766.08	1	\$766.08
Bulb replacement	16	ea	\$40.00	\$640.00	3	\$213.33
Ballast replacement	16	ea	\$65.00	\$1,040.00	3	\$346.67
Igniter replacement	16	ea	\$35.00	\$560.00	3	\$186.67
Annual maintenance contract	1	ea	\$5,000.00	\$5,000.00	1	\$5,000.00
				subtotal:		\$6,512.75
				Contingency & Administration:	20%	\$1,302.55
				Total Average Cost:		\$7,815.30
				Average Cost per Residence:		\$51.76
				First year assessment per lot:		\$51.76

Notes:

1. Excludes annual service charge by the Tax Assessor.
2. Subject annual CPI adjustment.

To pay for the future costs of providing streetlight services the assessment shall be adjusted annually every July 1st in an amount not exceeding the lesser of three percent (3%) or by the average of the percentage increases in the Consumer Price Index (CPI) for "All Urban Wage Earners and Clerical Workers" for all items for San Francisco/Oakland/San Jose and Los Angeles/Riverside/Orange County categories as published by the Bureau of Labor Statistics in April of each year. The base index will be established by the April 2013 CPI.

PART V

Assessment Diagram

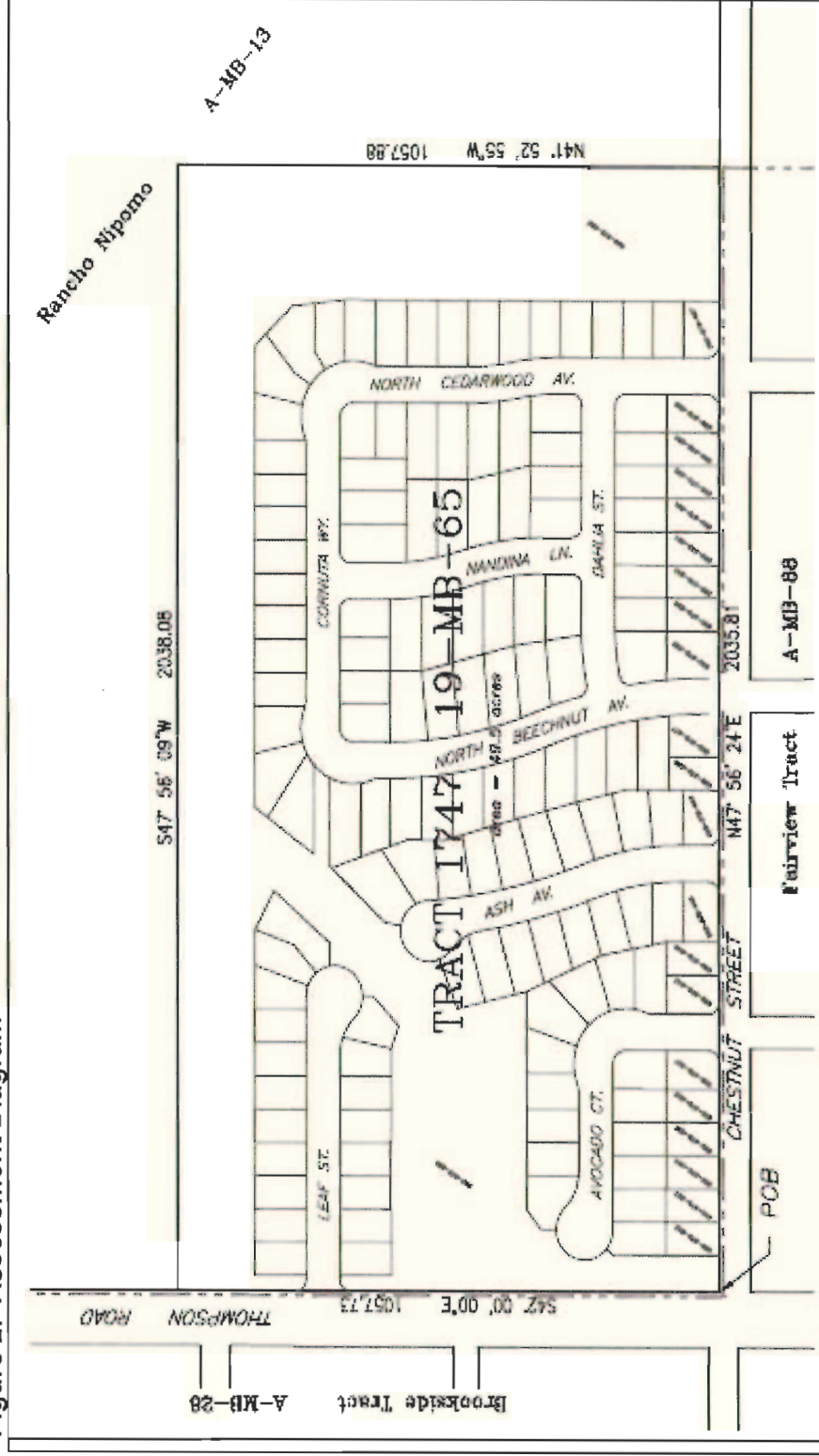
ASSESSMENT DIAGRAM

TRACT 1747 STREETLIGHT ASSESSMENT DISTRICT

SAN LUIS OBISPO COUNTY, STATE OF CALIFORNIA

The District is comprised of only those properties shown in the Assessment Diagram, Figure 2, as further identified on the attached Assessor's Maps 090-072, 090-078 and 090-079 and in Table 2 (Tract 1747-Carriage Homes Assessment Roll).

Figure 2: Assessment Diagram



090-072



36

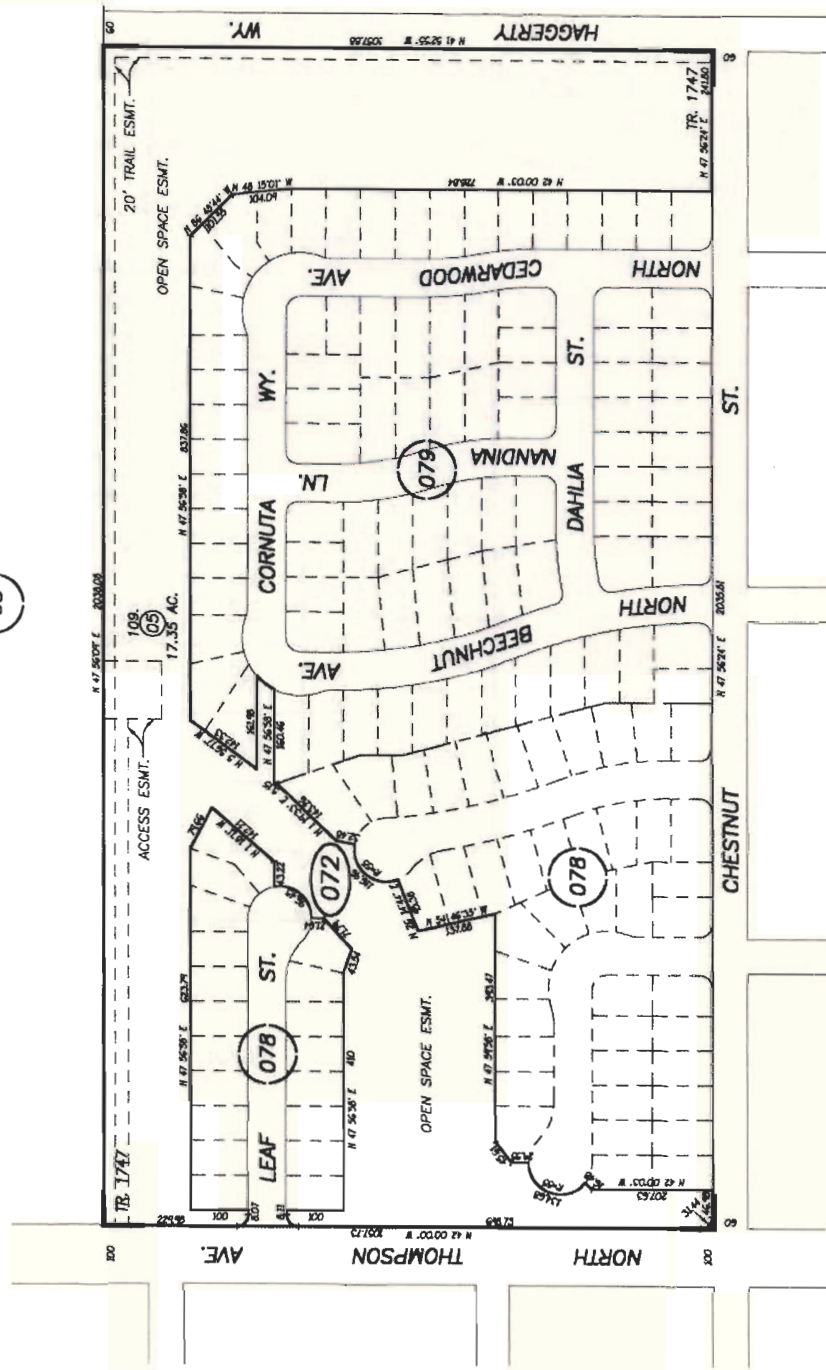
05

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REVISIONS	
TECH	DATE
JAN 07-30-01	
JAN 07-31-01	
JAN 07-31-01	
JAN 07-31-01	
JAN 07-31-01	
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100' 0 200' 400'

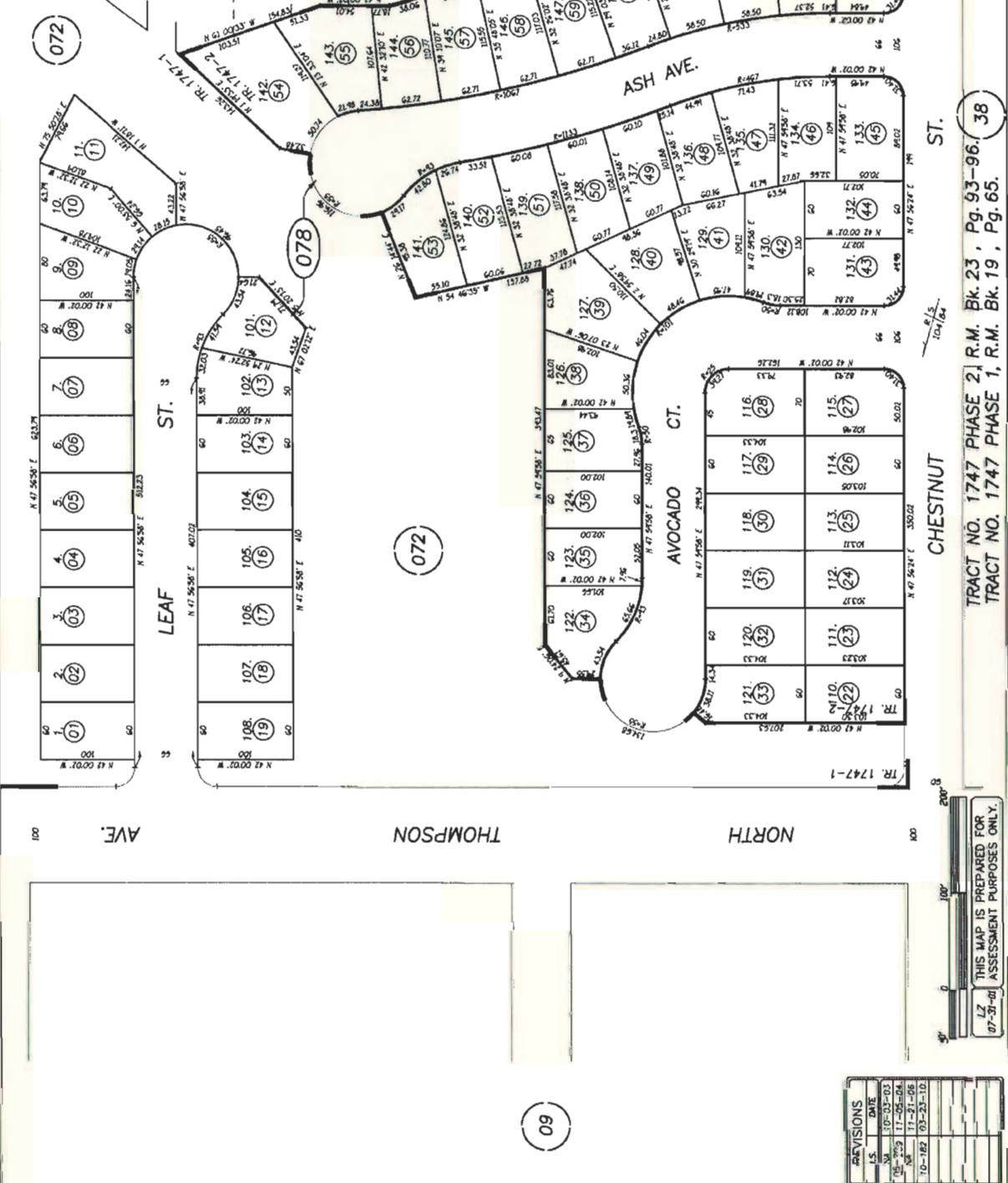
JAN 07-30-01

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT NO. 1747 PHASE 1, R.M. Bk. 19, Pg. 65.
FAIRVIEW TRACT, R.M. Bk. A, Pg. 88.
APN 090-072-005

NIPOMO
ASSESSOR'S MAP COUNTY OF
SAN LUIS OBISPO
BOOK 090 PAGE 072

090-078



090-072

REVISIONS	DATE
1. S. 10-03-03	
2. S. 11-05-04	
3. S. 11-21-06	
4. S. 10-23-10	

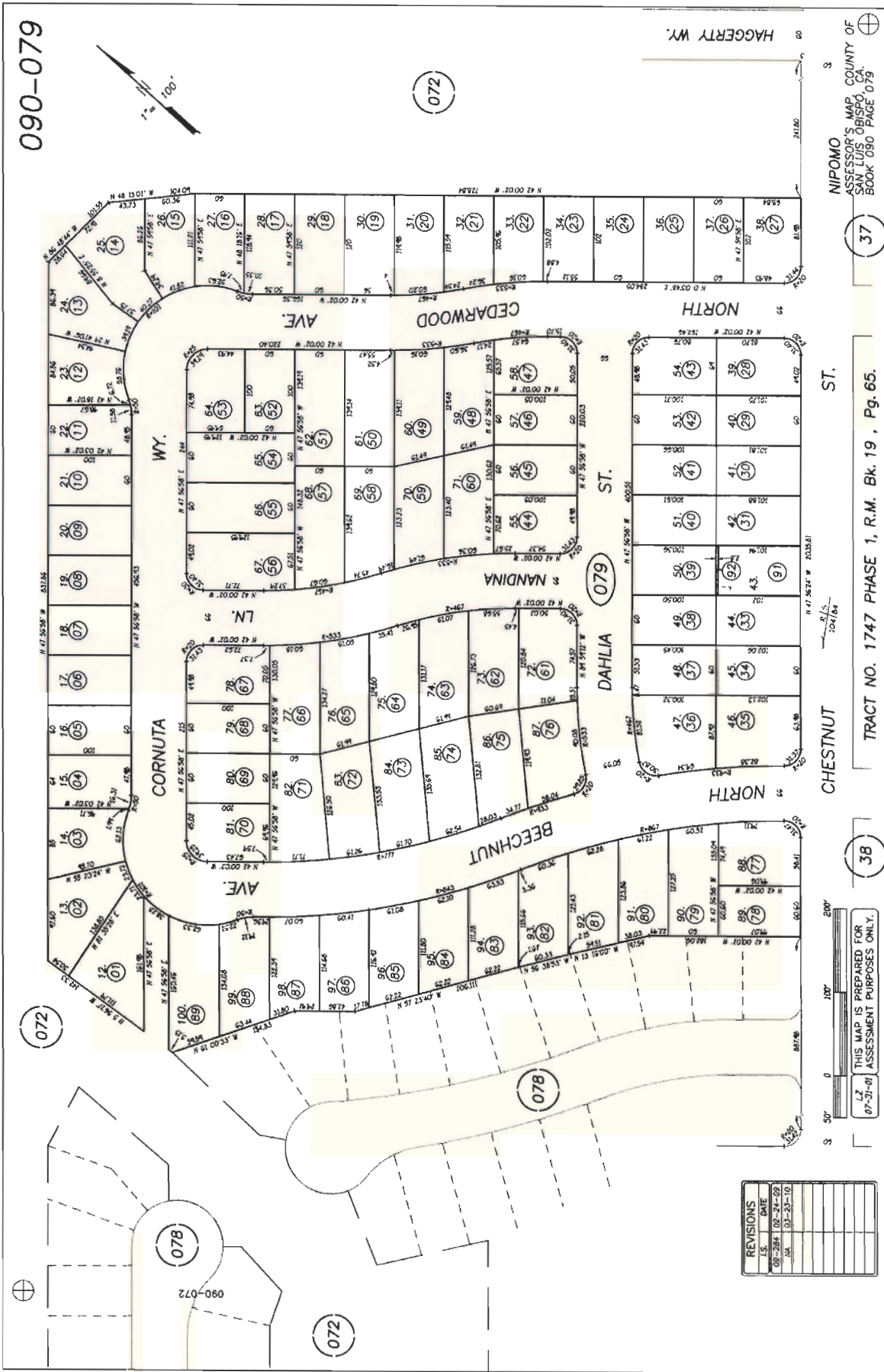
THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

NIPOMO
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK DSD PAGE 078

TRACT NO. 1747 PHASE 2, R.M. Bk. 23, Pg. 93-96. 38
TRACT NO. 1747 PHASE 1, R.M. Bk. 19, Pg. 65.

APNs 090-078-001 to -019 and 090-078-022 to -064

090-079



REVISIONS	
NO.	DATE
01	02-24-09
02	03-23-10

THIS MAP IS PREPARED FOR
07-31-01 ASSESSMENT PURPOSES ONLY.

TRACT NO. 1747 PHASE 1, R.M. Bk. 19, Pg. 65.

NIPOMO
ASSESSOR'S MAP, COUNTY OF
SAN BERNARDINO, CALIF.
BOOK 080 PAGE 079

APNs 090-079-001 to -089

PART VI

Method of Assessing Costs

METHOD OF ASSESSING COSTS
TRACT 1747 STREETLIGHT ASSESSMENT DISTRICT
SAN LUIS OBISPO COUNTY, STATE OF CALIFORNIA

The recordation of both final maps for Tract 1747 resulted in the creation of 152 new parcels consisting of 151 residential parcels and one open space parcel, Lot 109. The proposed District is contiguous with the boundary lines of Tract 1747 such that all 152 parcels lay within the assessment boundary.

Only the 151 new residential parcels within the District stand to benefit from the operation and maintenance of the streetlights whether those existing parcels are vacant or occupied, and have been assessed a proportional share of the annual maintenance and operation costs. Lot 109 will not be assessed because it is encumbered with an Open Space Agreement (Resolution 2001-244) which preserves the scenic value of the property and restricts buildings, structures or other improvements from being erected.

The initial assessment as shown on the assessment diagram in Part V will be the responsibility of each of the 151 property owners within the assessment boundary. The proposed parcel assessment information is detailed in Table 2.

PART VII

Capital Facilities Costs

Special Benefit

CAPITAL FACILITIES COSTS AND SPECIAL BENEFITS
TRACT 1747 STREETLIGHT ASSESSMENT DISTRICT
SAN LUIS OBISPO COUNTY, STATE OF CALIFORNIA

The Works of Improvement proposed herein include ongoing operation, maintenance and administration of sixteen (16) streetlights located within the proposed District as identified by pole number in Part III-Table 3 of this report.

The Works of Improvement provide special benefits to those properties located within the proposed District as identified in Part I-Table 2 of this report, and as distinguished from benefits accruing to the public generally. The benefits are:

- A. Special (Basic) Benefit – An equal amount to each of the benefitting properties (see Part VI and also Part 1-Table 2).
- B. General Benefit – The new streetlight at the intersection of Thompson Avenue and Leaf Street (Pole #407 per Part III-Table 3) provides a public benefit because it is located on an arterial roadway. Funding for this streetlight will be provided by the Nipomo Lighting District and is not included in the proposed District.

All other streetlights along Thompson Avenue and Chestnut Street have historically been funded by the Nipomo Lighting District. Their operation and maintenance is excluded from the proposed District.

The amount of special benefit, which results from the Works of Improvement, is total of total project costs, the assessments levies herein do not exceed the reasonable cost of the proportional special benefits conferred upon properties within the proposed District.

Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel. Parcels within a District that are owned or used by any agency, the State of California, or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publically owned parcels in fact receive no special benefit. Currently there are no parcels within the proposed District owned by a public agency.

APPENDIX

Consumer Price Index

CONSUMER PRICE INDEX
TRACT 1747 STREETLIGHT ASSESSMENT DISTRICT
SAN LUIS OBISPO COUNTY, STATE OF CALIFORNIA

To pay for the future costs of providing streetlight services the assessment shall be adjusted annually every July 1st in an amount not exceeding the lesser of three percent (3%) or by the average of the percentage increases in the Consumer Price Index (CPI) for "All Urban Wage Earners and Clerical Workers" for all items for San Francisco/Oakland/San Jose and Los Angeles/Riverside/Orange County categories as published by the Bureau of Labor Statistics in April of each year. The base index will be established by the April 2013 CPI.

Table 5: Consumer Price Index

CONSUMER PRICE INDEXES PACIFIC CITIES AND U. S. CITY AVERAGE
April 2013
ALL ITEMS INDEXES
(1982-84=100 unless otherwise noted)

MONTHLY DATA	All Urban Consumers (CPI-U)						Urban Wage Earners and Clerical Workers (CPI-W)					
	Indexes			Percent Change			Indexes			Percent Change		
				Year ending	Apr 2013	1 Month ending				Year ending	Apr 2013	1 Month ending
	Apr 2012	Mar 2013	Apr 2013	Mar 2013	Apr 2013	Apr 2013	Apr 2012	Mar 2013	Apr 2013	Mar 2013	Apr 2013	Apr 2013
U. S. City Average.....	230.085	232.773	232.531	1.5	1.1	-0.1	227.012	229.323	228.949	1.3	0.9	-0.2
(1967=100).....	689.232	697.284	696.561	-	-	-	676.199	683.084	681.969	-	-	-
Los Angeles-Riverside-Orange Co.	236.866	239.995	239.043	1.3	0.9	-0.4	230.023	233.200	232.030	1.3	0.9	-0.5
(1967=100).....	699.806	709.051	706.239	-	-	-	679.788	689.177	685.718	-	-	-
West	232.561	235.511	235.488	1.5	1.3	0.0	227.686	230.226	230.056	1.3	1.0	-0.1
(Dec. 1977 = 100)	375.922	380.690	380.653	-	-	-	366.335	370.421	370.147	-	-	-
West - A*	236.631	240.269	240.115	1.7	1.5	-0.1	230.247	233.688	233.184	1.6	1.3	-0.2
(Dec. 1977 = 100)	385.860	391.792	391.541	-	-	-	372.725	378.295	377.479	-	-	-
West - B/C** (Dec. 1996=100).....	140.619	141.573	141.788	1.0	0.8	0.2	140.819	141.541	141.812	0.8	0.7	0.2
BI-MONTHLY DATA	All Urban Consumers (CPI-U)						Urban Wage Earners and Clerical Workers (CPI-W)					
	Indexes			Percent Change			Indexes			Percent Change		
				Year ending	Apr 2013	2 Months ending				Year ending	Apr 2013	2 Months ending
	Apr 2012	Feb 2013	Apr 2013	Feb 2013	Apr 2013	Apr 2013	Apr 2012	Feb 2013	Apr 2013	Feb 2013	Apr 2013	Apr 2013
San Francisco-Oakland-San Jose.....	238.985	242.677	244.675	2.4	2.4	0.8	236.626	240.262	241.764	2.4	2.2	0.6
(1967=100).....	734.706	746.058	752.199	-	-	-	720.546	731.618	736.190	-	-	-
Seattle-Tacoma-Bremerton.....	237.931	239.898	240.823	1.8	1.2	0.4	234.808	236.542	237.405	1.9	1.1	0.4
(1967=100).....	725.306	731.302	734.122	-	-	-	696.440	701.583	704.143	-	-	-

* A = 1,500,000 population and over

** B/C = less than 1,500,000 population

Dash (-) = Not Available.

Release date May 16, 2013. The next monthly releases are scheduled for Jun. 18, 2013. The next bi-monthly releases are scheduled for Jul. 16, 2013.

Please note: As of October 1, 2009 all hotline numbers were discontinued with the exception of San Francisco's. Customers can continue to receive information by calling the BLS West Region Information Office: (415) 625-2270.

This card is available on the day of release by electronic distribution. Just go to www.bls.gov/bls/list.htm and sign up for the free on-line delivery service. For questions, please contact us at BLSinfoSF@BLS.GOV or (415) 625-2270.